

OFFERS IN THE REGION OF

**£335,000**

**10 Whichers Gate Road**

Rowland's Castle, PO9 6BB

## PROPERTY SUMMARY

This lovely two double bedroom period cottage, which is situated less than a mile from the Green in Rowlands Castle, has been wonderfully modernised whilst still retaining a charming characterful ambiance. The accommodation consists of a lounge with feature exposed brick fireplace, log burner and wooden flooring, a light and airy modern fitted kitchen/breakfast room and a recently installed bathroom suite. Upstairs there are two double bedrooms both with wood flooring and wardrobe/store cupboards. Outside there is a parking area accessed via a shared drive and a long mainly lawn rear garden.





## **PORCH**

**LOUNGE** 14' 2" x 12' (4.32m x 3.66m)

**KITCHEN/BREAKFAST ROOM** 14' 2" x 9' 10"  
(4.32m x 3m)

## **REAR LOBBY**

**BATHROOM** 8' 4" x 5' 8" (2.54m x 1.73m)

## **LANDING**

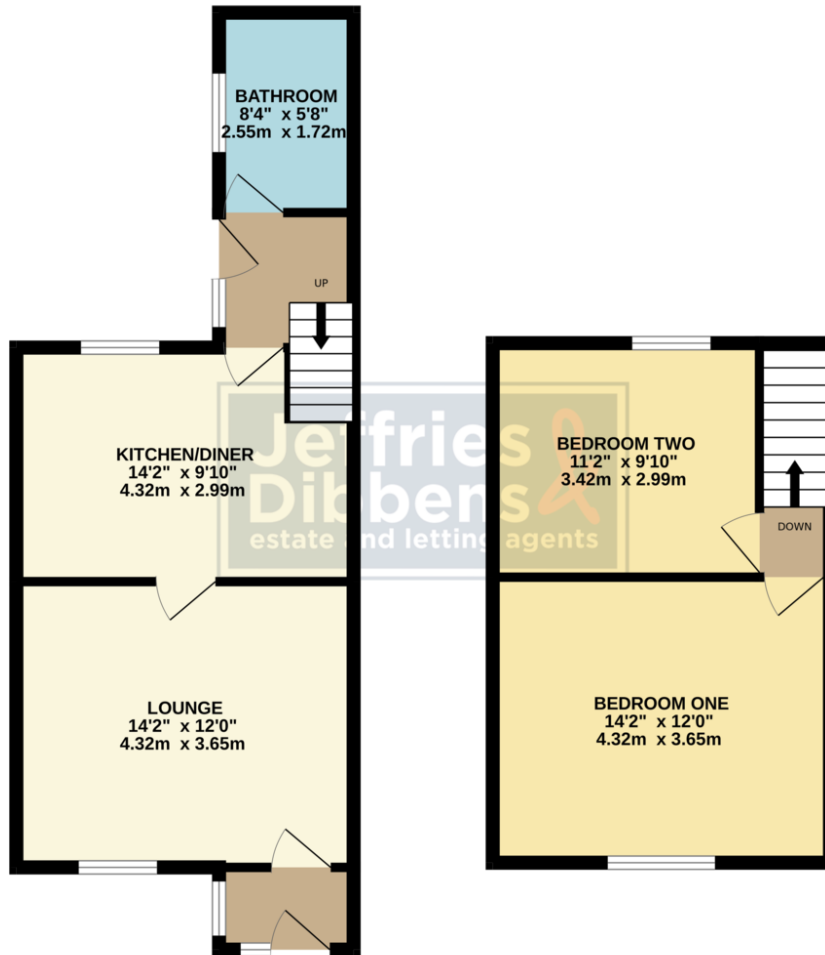
**BEDROOM ONE** 14' 2" x 12' (4.32m x 3.66m)

**BEDROOM TWO** 11' 2" x 9' 10" (3.4m x 3m)



GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCAL AUTHORITY

East Hampshire District Council

## TENURE

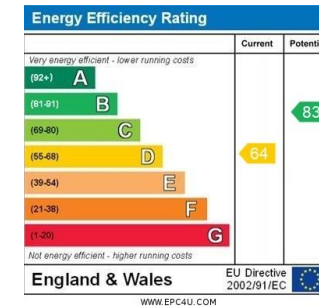
Freehold

## COUNCIL TAX BAND

Band C

## VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
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